GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

House sites – "NAVARATNALU- PEDALANDARIKI ILLU" program - Distribution of 25 lakh house sites to all the eligible beneficiaries – Registration of house site pattas as conveyance deeds in favour of beneficiaries – Orders - Issued.

REVENUE (LANDS-I) DEPARTMENT

G.O.Ms.No.44 **Dated 12.02.2020**

Read the following

1.G.O.Ms.No.39, Revenue (Registration-I) Department, dated.12.02.2020
2.G.O.Ms.No.40, Revenue (Registration-I) Department, dated.12.02.2020
3.G.O.Ms.No.41, Revenue (Registration-I) Department, dated.12.02.2020
4.G.O.Ms.No.42, Revenue (Registration-I) Department, dated.12.02.2020
5.G.O.Ms.No.43, Revenue (Registration-I) Department, dated.12.02.2020

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The Government have decided to issue 25 lakh House site pattas to all the eligible beneficiaries residing in the Rural & Urban areas to facilitate the construction of houses for the homeless poor under the flagship Program "NAVARATNALU-PEDALANDARIKI ILLU".

2. Hitherto, the Government issued D-form patta to the beneficiaries wherein the land assigned to them on free of cost, with certain conditions. In the present program of "NAVARATNALU- PEDALANDARIKI ILLU", patta shall be issued on free hold basis with a lock-in period of 5 years for sale purpose from the date of issue of allotment order. Hence, Conveyance deed shall be executed instead of D-from patta. Plots shall be allotted duly collecting Rs.20/- (Rs.10/- towards cost of stamp paper and Rs.10/- towards lamination charges) from the beneficiary.

3. In the G.O. 1st read above, orders have been issued exempting the Stamp duty under section 9 of Indian Stamp Act, 1899 on the deeds of conveyance being executed under the flagship program of "NAVARATNALU-PEDALANDARIKI ILLU".

4. In the G.O. 2nd read above, orders have been issued exempting Registration fee under section 78 of the Registration Act, 1908 (Act XVI of 1908) on the conveyance deeds to be executed for the house sites being distributed.

5. In the G.O. 3rd read above, orders have been issued exempting User Charge leviable on deeds of conveyance to be executed for the house sites being distributed under the flagship program of "NAVARATNALU-PEDALANDARIKI ILLU" in favour of eligible beneficiaries.

6. In the G.O. 4th read above, orders have been issued appointing the Tahsildar as Joint Sub-Registrar under section 6 of the Registration Act, 1908 in their respective territorial jurisdiction for specific purpose of registering the conveyance deeds being executed under the flagship program "NAVARATNALU-PEDALANDARIKI ILLU", until further orders.

(p.t.o)

7. In the G.O. 5th read above, orders have been issued declaring Office of the Tahsildar, as Office of the Joint Sub-Registrar under Section 7(1) of the Registration Act, 1908 with respective territorial jurisdiction for execution of conveyance deeds being executed under the flagship program NAVARATNALU-PEDALANDARIKI ILLU, until further orders.

8. After careful examination, Government hereby order to execute conveyance deed for house site pattas to be issued under the programme "NAVARATNALU-PEDALANDARIKI ILLU".

9. The conveyance deed shall contain following features:

(i) Party details (Executant/Claimant)
(ii) Property details (Schedule)
(iii) Witnesses
(iv) Photographs & Thumb Impressions and Signatures of parties in form 32(A)

10. Government hereby exempt the personal presence of the Executant (Tahsildar) at the time of registration as per the provisions U/s 88(1) and Buyer (Beneficiary) can represent through his/her representative at the time of execution of conveyance deed U/s 32 (A) of Indian Registration Act, 1908.

11. All the District Collectors / Commissioner & IG, Registration & Stamps Department shall take necessary action accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

V.USHARANI
PRINCIPAL SECRETARY TO GOVERNMENT

To

All the District Collectors
The Spl. CS & CCLA, A.P., Vijayawada.
The Commissioner & IG, Registration & Stamps Department.
The Special Commissioner, House Sites, A.P., Vijayawada.
Copy to:
The Revenue (Stamps & Registration) Department
The OSD to Prl. Advisor to Hon'ble C.M.
The OSD to Hon'ble Dy C.M.(Revenue)
The OSD to Chief Secretary
The PS to Special CS to Govt., Revenue (S&R) Department.
The PS to Prl. Secy. to Government, Revenue (Lands) Department.
SC/SF

//FORWARDED BY ORDER//

SECTION OFFICER